

~~Speaker Registration~~/Testimony

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Meeting Date 03-09-2017
Council/PH
Committee Zoning
Agenda Item Bill 17 (2017)
Your position
on the matter Oppose
Representing Self
Organization
Do you wish to
speak at the
hearing? No

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Please accept this as testimony in strong opposition to bill 17 which would require residential condos to hire a professional engineer to prepare a report and submit it to the city. Residential condos maintain and repair their buildings on a day to day basis. My condo is in the middle of a multi year building envelope project, supervised by a professional engineering firm, which is handling building wide spalling, waterproofing lanais, retiling lanais, checking railings, window glazing, caulking metal to window frames, and painting of the building. This project costs in the millions of dollars.

Written
Testimony

We have a reserve study that goes out more than 20 years, lists when major capital improvement projects are to be done. In recent years we spent more than \$1 million to modernize the elevators, fixed the roof of the residential and parking garage towers, cleaned out the wastewater lines and put in new pipes, replaced the compactor, and the list goes on and on and on. We are required to do these things via state law.

Residential condos should not have expensive reports forced on us, especially when we do the work anyway.. For each of these we will have to cut expenses elsewhere, as many of our owners are on fixed income and cannot be bled dry for money. In fact, at a homeowners meeting last month we were told that a scaffold drop (which the engineer would have to use) would cost \$10,000 per stack.

Lynne Matusow

Testimony
Attachment

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MISC. COM. 1067